

CONCEPTUAL LANDSCAPE PLAN

COUNTY OF SAN DIEGO TRACT NO. 5295

NOTES

1. ALL PLANTING AND IRRIGATION TO BE INSTALLED PER THE COUNTY OF SAN DIEGO INFORMATION GUIDE AND ANY OTHER APPLICABLE GUIDELINES. ALL DISTURBED AREAS SHALL BE REPLANTED AND IRRIGATED PER THE LANDSCAPE MANUALS' SECTIONS ON PLANTING, IRRIGATION AND EROSION CONTROL.

2. PLANTING PLAN WILL BE IMPLEMENTED AS SOON AS GRADING IS COMPLETE AND UTILITIES ARE AVAILABLE.

DESIGN OBJECTIVES:

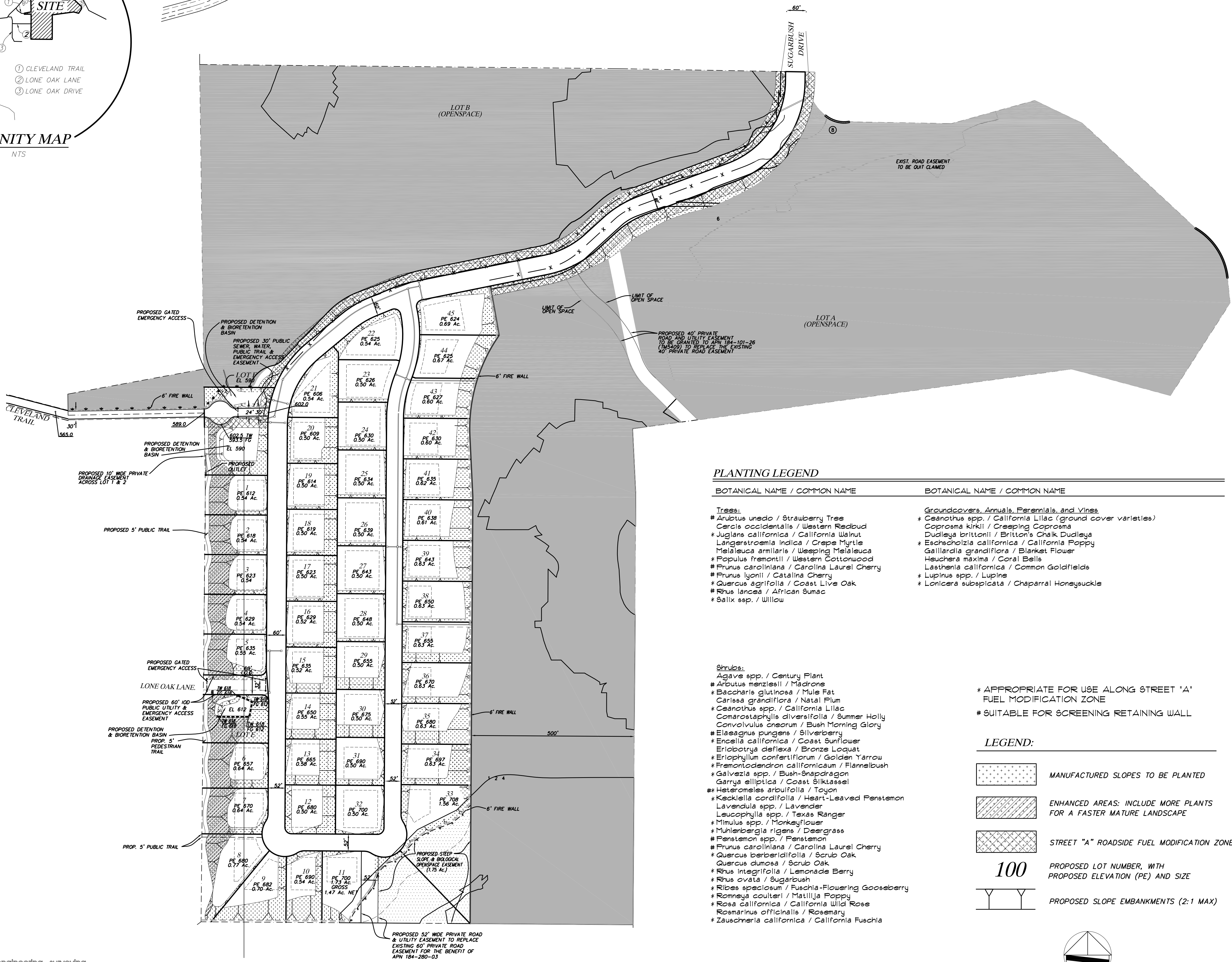
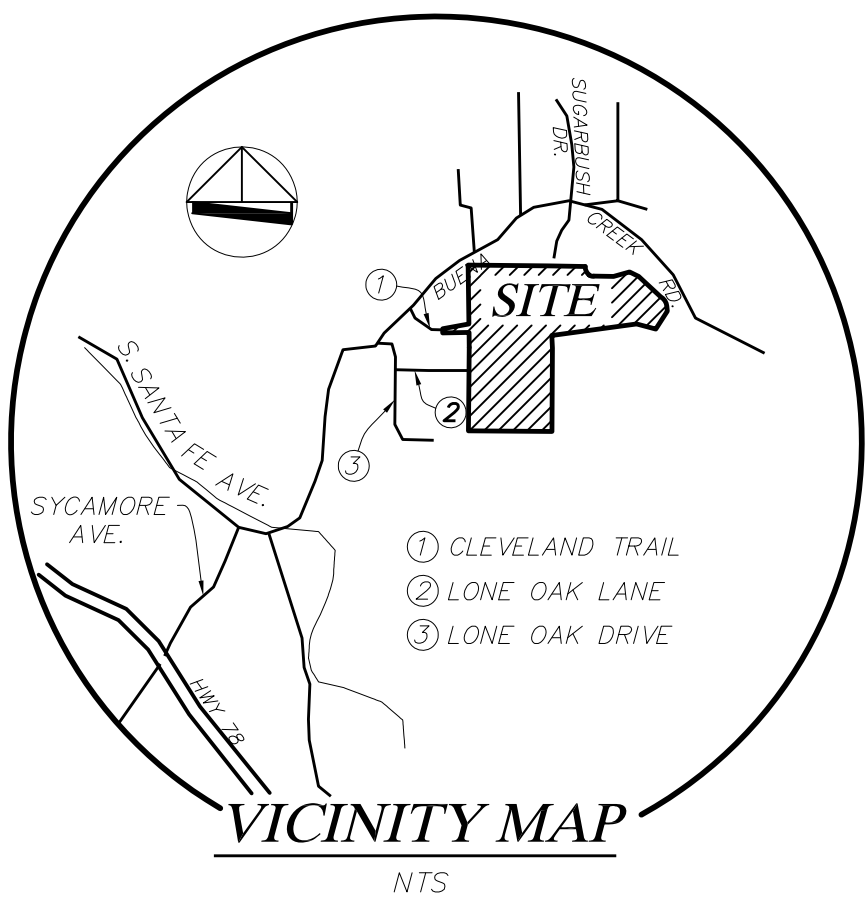
1. PLANTING PALETTE AND DESIGN HAS BEEN REVIEWED TO ELIMINATE INVASIVE PLANT SPECIES, AND SHALL FURTHER COMPLY WITH COUNTY OF SAN DIEGO'S BRUSH MANAGEMENT RECOMMENDATIONS AS OUTLINED IN THE 'ACCEPTABLE PLANTS FOR A DEFENSIBLE SPACE IN FIRE PRONE AREAS' Pamphlet.
2. PLANTINGS OF SIMILAR DESIGN CHARACTER WILL BE USED TO VISUALLY INTEGRATE AND ENHANCE ARCHITECTURAL ELEMENTS OF THE SITE.
3. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
4. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE USED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE USED IN DEVELOPING PROJECT IDENTITY.
5. PLANTING WILL BE PLACED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE SITE.
6. ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
7. FENCING WITHIN LOTS SHALL BE OPEN IRON, PAINTED BLACK OR DARK GREEN. NO MASONRY WALLS, WOOD, OR CHAINLINK FENCING WILL BE ALLOWED. FOR WALL AND FENCE DETAILS, SEE FENCE AND SIGN EXHIBIT FOR THE PROJECT.
8. VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OF TREES, SHRUBS AND/OR GROUNDCOVERS.
9. EMERGENCY ACCESS ROAD WILL BE PAVED WITH COLORED CONCRETE OR INTERLOCKING PAVERS, AS APPROVED BY THE FIRE DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS.
10. SLOPE PLANTINGS, HYDROSEEDING AND MULCHING PROCESSES ARE INTENDED TO TAKE PLACE DURING THE APPROPRIATE SEASONS OF LATE FALL OR WINTER (NOVEMBER THROUGH FEBRUARY) FOR OPTIMUM RESULTS.
11. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
12. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
13. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
14. ALL PLANTING AREAS WITH SLOPES LESS THAN 3:1 SHALL BE COVERED WITH 2-INCH OF ORGANIC MULCH.
15. ALL LANDSCAPING SHALL BE MAINTAINED BY INDIVIDUAL HOME OWNERS AND/OR HOMEOWNER'S ASSOCIATION.
16. LIGHTING WITHIN 100 FEET OF OPEN SPACE EDGES SHALL BE CONFINED TO AREAS NECESSARY TO ENSURE PUBLIC SAFETY, AND SHALL BE LIMITED TO LOW PRESSURE SODIUM FIXTURES, SHIELDED AND DIRECTED AWAY FROM THE PRESERVE WHERE POSSIBLE, AND SHALL COMPLY WITH COUNTY DARK SKY ORDINANCES.
17. NO PLANTING IS PROPOSED FOR THE PUBLIC RIGHTS-OF-WAY. ANY PLANTING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS BEFORE THE CONSTRUCTION PHASE OF THE PROJECT. LANDSCAPING WITHIN THE PRIVATE ROAD RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE ADJACENT HOMEOWNERS. TREE PLANTING IS NOT RECOMMENDED WITHIN THE RIGHTS-OF-WAY.

EROSION CONTROL:

1. COMPLETED SLOPES THAT ARE MORE THAN FIVE FEET IN HEIGHT, MORE THAN 250 SF, IN TOTAL AREA, AND STEEPER THAN 3:1 (RUN-TO-RISE) THAT HAVE BEEN DISTURBED AT ANY TIME BY CLEANING, GRADING, OR LANDSCAPING, SHALL BE PROTECTED FROM EROSION PRIOR TO THE FIRST RAINY SEASON FOLLOWING COMPLETION OF THE SLOPE, AND CONTINUOUSLY THEREAFTER.
2. EXCEPT WHERE APPROVED OTHERWISE, ALL SLOPES AND ANY OTHER AREAS DISTURBED IN CONJUNCTION WITH GRADING ACTIVITIES SHALL BE ADEQUATELY COVERED WITH NURSE CROPS, GROUNDCOVERS, MULCH, JUTE MESH, OR ANY COMBINATION THEREOF BY HYDROSEED OR OTHER APPROVED METHOD.
3. COMMON LAWN GRASSES SHALL NOT BE USED ON SLOPES GREATER THAN 3:1.
4. A MINIMUM OF 50 PERCENT OF THE TOTAL SLOPE AREA OF MANUFACTURED SLOPES SHALL BE PLANTED WITH DEEP ROOTING PLANTINGS (I.E. THOSE WITH A TYPICAL ROOT DEPTH OF APPROXIMATELY 5-FEET OR GREATER). FOR SEEDED PLANTING, AT LEAST 50 PERCENT OF THE VIABLE SEED COUNT SHALL BE DEEP ROOTING SPECIES.
5. ALL PLANT MATERIALS ON MANUFACTURED SLOPES SHALL BE APPROPRIATE TO THE SITE CONDITIONS, SHALL BE WATER CONSERVING WHEN ESTABLISHED AND SHALL BE ADEQUATELY SPACED TO CONTROL SOIL EROSION.
6. ALL SLOPES STEEPER THE 3:1 AND HIGHER THAN 15 FEET SHALL BE PLANTED WITH ROOTED CONTAINER STOCK AT AN AVERAGE RATE OF ONE PER 100 SQUARE FEET UNLESS APPROVED OTHERWISE BY THE DIRECTOR OF PLANNING AND LAND USE. ALL CONTAINER STOCK SHALL BE PROVIDED WITH A TEMPORARY IRRIGATION SYSTEM.
7. ALL MANUFACTURED SLOPE AREAS SHALL BE COVERED WITHIN 30 DAYS OF COMPLETION OF GRADING WITH HYDROSEED/MULCH, PUNCHED STRAW MULCH, JUTE NETTING OR OTHER APPROVED GEOTEXTILE MATERIAL CAPABLE OF CONTROLLING SURFACE SOIL EROSION.

IRRIGATION:

1. IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
2. ALL PERMANENTLY LANDSCAPED AREAS SHALL BE SERVED BY PERMANENT, BELOW-GROUND, CENTRALLY CONTROLLED AUTOMATIC SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
3. ALL SYSTEM HEAD SHALL BE LOW-PRECIPITATION OVERHEAD FIXED AND POP-UP STREAM, ROTOR, SHRUB, OR SPRAY HEADS.
4. IN ORDER TO PREVENT EROSION, ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH RAIN SENSORS TO AUTOMATICALLY SHUT OFF THE SYSTEM DURING PERIODS OF HIGH RAINFALL.
5. IRRIGATION SYSTEM SHALL USE POTABLE WATER AS RECLAIMED WATER IS NOT AVAILABLE FOR THIS PROJECT.



PLANTING LEGEND

BOTANICAL NAME / COMMON NAME	BOTANICAL NAME / COMMON NAME
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- Trees:**
- * Arbutus unedo / Strawberry Tree
 - * Cercis occidentalis / Western Redbud
 - * Juglans californica / California Walnut
 - * Lagerstroemia indica / Crepe Myrtle
 - * Melaleuca arnilaris / Weeping Melaleuca
 - * Populus fremontii / Western Cottonwood
 - * Prunus caroliniana / Carolina Laurel Cherry
 - * Prunus lyonii / Catalina Cherry
 - * Quercus agrifolia / Coast Live Oak
 - * Rhus lancea / African Sumac
 - * Salix sp. / Willow
- Groundcovers, Annuals, Perennials, and Vines**
- * Ceanothus spp. / California Lilac (ground cover varieties)
 - * Coprosma kirkii / Creeping Coprosma
 - * Dudleya brittonii / Britton's Chalk Dudleya
 - * Eschscholzia californica / California Poppy
 - * Gaillardia grandiflora / Blanket Flower
 - * Heuchera maxima / Coral Bells
 - * Lasthenia californica / Common Goldfields
 - * Lupinus spp. / Lupine
 - * Lonicera subspicata / Chaparral Honeysuckle

- Shrubs:**
- * Agave spp. / Century Plant
 - * Arbutus menziesii / Madrone
 - * Baccharis glutinosa / Mule Fat
 - * Carissa grandiflora / Natal Plum
 - * Ceanothus spp. / California Lilac
 - * Comarostaphylis diversifolia / Summer Holly
 - * Convolvulus cheorum / Bush Morning Glory
 - * Elaeagnus pungens / Silverberry
 - * Encelia californica / Coast Sunflower
 - * Eriobotrya deflexa / Bronze Loquat
 - * Eriophyllum confertiflorum / Golden Yarrow
 - * Fremontodendron californicum / Flannelbush
 - * Galvezia spp. / Bush-Snapdragon
 - * Garrya elliptica / Coast Silk-tassel
 - * Heteromeles arbutifolia / Toyon
 - * Keckia cordifolia / Heart-Leaved Penstemon
 - * Lavandula spp. / Lavender
 - * Leucophylla spp. / Texas Ranger
 - * Mimulus spp. / Monkeyflower
 - * Muhlenbergia rigens / Deergrass
 - * Penstemon spp. / Penstemon
 - * Prunus caroliniana / Carolina Laurel Cherry
 - * Quercus berberidifolia / Scrub Oak
 - * Quercus dumosa / Scrub Oak
 - * Rhus integrifolia / Lemonade Berry
 - * Rhus ovata / Sugarbush
 - * Ribes speciosum / Fuchsia-Flowering Gooseberry
 - * Romneya coulteri / Matilija Poppy
 - * Rosa californica / California Wild Rose
 - * Rosmarinus officinalis / Rosemary
 - * Zauschneria californica / California Fuchsia
- LEGEND:**
- MANUFACTURED SLOPES TO BE PLANTED
 - ENHANCED AREAS: INCLUDE MORE PLANTS FOR A FASTER MATURE LANDSCAPE
 - STREET "A" ROADSIDE FUEL MODIFICATION ZONES
 - PROPOSED LOT NUMBER, WITH PROPOSED ELEVATION (PE) AND SIZE
 - PROPOSED SLOPE EMBANKMENTS (2:1 MAX)

